

22.0919/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT FOUR**

This policy applies to all land within the Daylesford Neighbourhood Character Precinct Four shown on the map included in the general Daylesford Neighbourhood Character policy at clause 22.08.

22.09-119/01/2006
VC37**Policy Basis**

This policy adds to, and is complementary to, the general Daylesford Neighbourhood Character policy at clause 22.08 by addressing the specific neighbourhood characteristics of Precinct Four.

22.09-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This area on the fringe of the town has an informal feel as the houses start to blend into the landscape. Although architectural styles are from a variety of eras, predominantly between early Victorian and post war, dwellings are usually simple timber cottages with low pitched roofs and gardens of mostly exotic species. The area has a spaciousness created by large setbacks between the buildings. Front fencing is either open style or created by bushes and hedging. Road treatments are generally informal, and with no use of street tree planting.

Key existing characteristics

The following elements contribute to the current character.

- Architecture styles are mixed but predominantly 19th century miner's cottages to early post war era.
- Building materials are predominantly timber and fibro and iron roofs, with some brick and tile dwellings.
- Setbacks are inconsistent, with some streets with standard 5-7 metre to large front setbacks and standard side setbacks.
- Front fences are predominantly open style.
- Private gardens contain a mix of styles, mostly with exotic plants.
- Subdivision is of a generally rectilinear form
- Roads are usually sealed, with no kerbs.
- Road verges are mixed widths with no street trees or footpaths
- There are good views to Wombat Hill

Preferred neighbourhood character statement

The informality and spaciousness of the area will be maintained and the cohesiveness with the remainder of the town strengthened by:

- Encouraging new dwellings to incorporate low pitched roofs and timber.
- Encouraging open style front fences, or the use of vegetation.

22.09-3

19/01/2006
VC37

Objectives

- To maintain and strengthen the garden settings of the dwellings.
- To maintain the consistency, where present, of building front setbacks.
- To maintain the rhythm of dwelling spacing.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain the openness of the streetscape.

22.09-4

19/01/2006
VC37

Policy

Exercising discretion

Where a permit is required for development it is policy to:

- Incorporate exotic and native trees in the landscaping plan.
- Retain large, established trees and provide for the planting of new exotic and native trees, wherever possible.
- Encourage buildings that use low pitched roof forms.
- Articulate front and side facades with setbacks and openings that reflect building forms in the street.
- Use timber materials where possible, or earthy toned building materials and finishes.
- Ensure that buildings do not exceed by more than one storey the predominant building height in the street and of nearby properties.